

AN ORDINANCE **9 6 7 3 2**

AMENDING CHAPTER THIRTY FIVE OF THE CITY CODE BY AMENDING SECTION 35-304 PERTAINING TO "OFFICIAL ZONING MAP" TO ESTABLISH NEIGHBORHOOD CONSERVATION DISTRICT 1 (NCD-1) OVERLAY DISTRICT LOCATED ALONG SOUTH PRESA AND SOUTH ST. MARY'S STREETS AS DESCRIBED HEREIN AND TO PROVIDE FOR A NEIGHBORHOOD CONSERVATION PLAN.

* * * * *

WHEREAS, the Neighborhood Conservation District Overlay District is authorized in Chapter 35-335 of the Unified Development Code; and

WHEREAS, a Neighborhood Conservation District Overlay District may be instituted to preserve, protect, enhance and perpetuate the value of unique and distinctive residential neighborhoods or commercial districts; and

WHEREAS, on July 26, 2001, the Planning Director accepted an application submitted by the Southtown Mainstreet Alliance, a City of San Antonio Neighborhood Commercial Revitalization (NCR) Program, to develop a Neighborhood Conservation District Overlay District to be located along South Presa and South St. Mary's Streets, hereafter described as Neighborhood Conservation District 1 (NCD-1); and

WHEREAS, the Neighborhood Conservation District 1 (NCD-1) was initiated pursuant to the NCR program; and

WHEREAS, the Neighborhood Conservation District (NCD-1) is identified and encouraged in the Lavaca Neighborhood Plan, adopted September 27, 2001; and

WHEREAS, Neighborhood Conservation District 1 (NCD-1) satisfies the designation criteria of Section 35-335 (b) of the Code of the City of San Antonio, Texas in that it:

- (1) contains a minimum of one blockface (all the lots on one side of a block);
- (2) at least 75% of the land area in the proposed district was improved at least 25 years ago and is presently improved; and
- (3) possesses distinctive features that create a cohesive identifiable setting, character or association; and

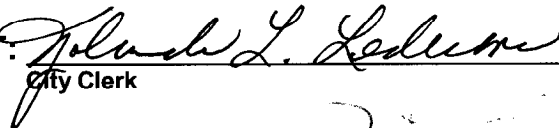
WHEREAS, a Neighborhood Conservation District Plan was developed, and all property owners within the proposed district were afforded the opportunity to participate in drafting the Neighborhood Conservation District Plan, which shall be approved as part of the zoning ordinance creating the Neighborhood Conservation District; and


WHEREAS, the Zoning Commission in a public hearing on October 15, 2002 recommended approval of Neighborhood Conservation District 1 (NCD-1); and

SECTION 4: The Director of Planning shall change the zoning records and maps in accordance herewith and the same shall be available and open to the public for inspection.

PASSED AND APPROVED this 14th day of November 2002.


M A Y O R
EDWARD D. GARZA

ATTEST: 
City Clerk

APPROVED AS TO FORM: 
City Attorney